

**MEETING MUNUTES OF THE
BOROUGH PLANNING COMMISSION**

BOROUGH OF Wind Gap Boro
NORTHAMPTON COUNTY, PA
AUGUST 4, 2022

I/II. Opening/Pledge

The meeting was called to order and opened at 7:00 p.m. by Borough Planning Commissioner Chair Linda Paynter and the Pledge of Allegiance was recited.

III. Roll Call

Commissioners Linda Paynter, David Manzo, George Hinton, and Michael McNamara were present. Also present were the Borough EIT, Brian Pysher and Borough Planning Administrative Assistant, Debra Harbison. This meeting was held at the Borough Municipal Building, 545 East West Street, Wind Gap, PA 18091.

IV. Approval of Minutes

The Planning Commission Meeting Minutes of July 7, 2022 were approved on motion made by D. Manzo, duly seconded by M. McNamara and carried on a unanimous vote 4-0.

V. Public Comment – None

VI. Plans to be Discussed

- A. Applicant: JVI, LLC**
Owner: Green Knight Economic Development Corporation
Project: Green Knight Industrial Park II
Address: 20 Green Knight Drive
District: Zoning District: I-C (Industrial and Heavy Commercial)

Present on behalf of the Applicant were inter alia a J. Vozar obo the Developer JVI and the Applicant's Planning Professional, J. Schadler of Acela Engineering.

Brian Pysher said that this submission is pertaining to 20 Green Knight Drive, a lot in of Green Knight Industrial Park. This plan was previously in front of Planning when they proposing a 30,676 square foot manufacturing building. Originally, they did not have an occupant for the building that was being built on spec. They currently have a tenant for the building but the building needs to be larger, it is now being proposed as 49,062 square feet. They eliminated one of the driveways so it now has a single ingress/egress at the northern end of the property, which provides access to loading/unloading docks on the north side of the building. There is a parking facility with 41 total parking spaces, a fire/emergency lane proposed at the south end

of the parking lot to get to the south end of the building, and there are multiple stormwater management facilities. This is very similar to what it was previously shown.

Jeremie Schadler said that Brian went over the revisions. The new plans show that they removed the loading dock and the driveway on one side of the building to made the building a little bit larger in that direction. They took the access out that was down to the road because they no longer need to get trucks for delivery to that back side of the building. Two (2) of the stormwater basins were removed, one from the previous layout was in the footprint of the new building so they moved that up to the back corner and the other one was moved out to the grass area. Everything else is pretty much the same concept.

They met with Council earlier and discussed the issue of having a second access for emergency purposes. Jeremie and Mr. Vozar met with representatives from Green Knight. They are proposing to take care of the secondary access by having an easement that runs along the property line on Green Knight Drive. It will not only provide access to the lot that they are looking to develop, it can also be used for the other lots in the future therefore; serving all three lots. The base will be reinforced turf that can be used by emergency vehicles with a gate on the front preventing unauthorized access. They are proposing to take care of the concerns to that side of the building.

George Hinton asked if they were going to install a Knox box. They said they will have a Knox box for the building and a breakaway chain at the emergency access entrance.

Mr. Vozar said they currently have a tenant for the building and are excited to get started. They would like to start as soon as possible so their tenant can be in in by next May/June.

Brian asked how wide the emergency access is and they said fifteen (15) feet wide. Brian said that the SALDO does not specify the width but he things that fifteen (15) feet is adequate. George Hinton also agreed that it is adequate for an emergency vehicle to get in. Dave Manzo asked if they are going to be tied into the hydrants to which Brian said that the hydrants are tied into the water system. Brian said that this matter was left to the water company to dictate that and this is what they did without our knowledge.

Dave Manzo asked what the double lines were for on northside of the plans. Jeremie said it the property line with a ten-foot utility line. Brian said the easements are around the perimeter of the property so you can get utilities or drainage swells for future use, if needed.

Brian said that from an ordinance standpoint, it complies. It does give a scenario that if you cannot get two different access points on the same property, you can access. George Hinton said that when he saw the drawing, he was concerned, basically in an emergency everyone is trying to get out of and away from the building and they are driving through the length of a parking lot to get to the access road to get to that building which made no sense. Now this works and sets us up for the other property that is in Wind Gap. The back property will never be used, it can't be, for anything.

Brian said the two big things are the sewer. Mr. Vozar said they are looking at one (1) EDU for ten (10) to fifteen (15) employees. They are working with what they have right now. He is working with a tenant on an alternate employee load, the number of employees that they have is very small. He thinks they will be okay.

Linda Paynter asked if we had to go through the rest of the waivers. Brian said that they had condition approval previously and some of the comments, in his review letter and they went unaddressed, there were no change on them. He went over the rest of the review letter.

He said that resolving the sewer with the Sewer Authority and the emergency access were the two main things.

They went over the base for the emergency access. It is not pavement; it is an underlayment that goes under the grass which gives it stability. It is like a honeycomb mat that is placed in the ground and filled with stone and soil. It is engineered to support the weight of the emergency vehicles, such as ambulance, fire trucks and heavier vehicles.

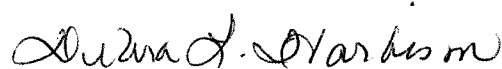
On motion made by Dave Manzo to recommend conditional preliminary final plan approval based on the Engineer's August 3, 2022 Review Letter of which include Sewer Authority and Conservation District issues based upon the Solicitor's approval and seconded by George Hinton and carried with a unanimous vote 4 – 0.

VII. OLD BUSINESS – None

VIII. NEW BUSINESS – None

IX. REFERRALS FROM ZHB – None

X. ADJOURNMENT – 7:30 P.M. ON A MOTION MADE BY Commissioner D. Manzo, duly seconded by M. McNamara and carried with the unanimous vote of 4 – 0.



Debra L. Harbison
Administrative Assistant
Wind Gap Borough